

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Affiliated Realty & Management Co.
DOCKET NO.: 03-26509.001-C-1
PARCEL NO.: 04-07-200-032-0000

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are Affiliated Realty & Management Co., the appellant, by attorney Jerrold H. Mayster with the law firm of Mayster & Chaimson, Ltd. in Chicago, and the Cook County Board of Review.

The subject property consists of a sixteen-year-old, one-story, masonry, 6,858 square foot, class 5-31 multi-tenant commercial building situated on 17,935 square feet of land and located in Northfield Township, Cook County.

The appellant in this appeal submitted documentation to demonstrate that the subject property was improperly assessed. This evidence was timely filed by the appellant pursuant to the Official Rules of the Property Tax Appeal Board.

The appellant, through counsel, submitted evidence before the PTAB claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this argument, the appellant offered two suggested comparable commercial properties. The appellant also submitted a two-page brief, printouts and 4904/4905 buff cards for the subject and the suggested comparables as well as a copy of the board of review's decision. The appellant's suggested comparables consist of one-story, masonry, commercial properties that range in age from 27 to 32 years. The comparables are located on the same street and block as the subject and adjacent to the subject. The improvements contain 5,985 and 9,000 square feet of building area. The suggested comparables have improvement assessments ranging from \$16.81 to \$19.53 per square foot of building area.

(Continued on Next Page)

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$ 57,328
IMPR.:	\$ 133,937
TOTAL:	\$ 191,265

Subject only to the State multiplier as applicable.

PTAB/rfd5881

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

In contrast, the board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property. Accordingly, the board of review is found in default.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The appellant in this appeal submitted evidence in support of the contention that the subject property was not accurately assessed. The board of review did not submit any evidence in support of its assessment of the subject property as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.